

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
○ "PCP LB-8135" - UNLESS OTHERWISE NOTED
□ PRM - PERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT OR 1" IRON PIPE AND CAP "PRM LB-8135"
■ FCM - FOUND CONCRETE MONUMENT AS NOTED
● FIR - FOUND IRON ROD AS NOTED
○ FIP - FOUND IRON PIPE AS NOTED
▲ RRS - FOUND RAILROAD SPIKE AS NOTED
(12) = CURVE - SEE CURVE DATA
& = AND
(RAD) = RADIAL
(NR) = NON-RADIAL
NO./# = NUMBER
I.D. = IDENTIFICATION
O.R. = OFFICIAL RECORDS
PB = PLAT BOOK
PG = PAGE
PGS = PAGES
PK = PARKER-KALON NAIL OR "MAG-NAIL"
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
(F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
(L) = INFORMATION PER LEGAL DESCRIPTION
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
R/W = RIGHT-OF-WAY
CONC. = CONCRETE
D/A = CENTRAL ANGLE (DELTA)
R = RADIUS
L = ARC LENGTH
T = TANGENT LENGTH
CH = CHORD DISTANCE
CB = CHORD BEARING
± = MORE OR LESS / PLUS OR MINUS
N&D = NAIL AND DISK

SURVEYOR'S NOTES:

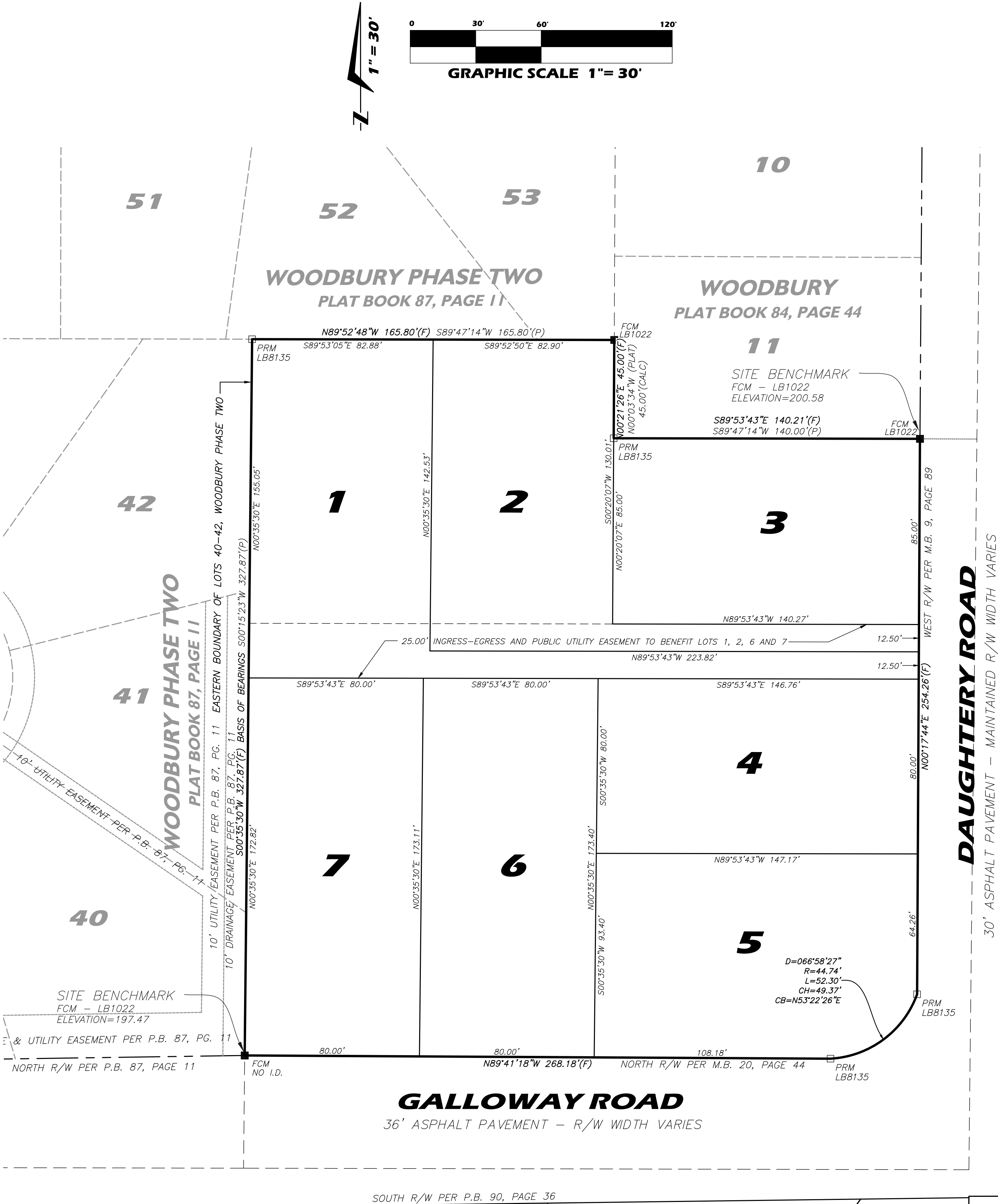
1. BEARINGS BASED ON THE EASTERN BOUNDARY OF LOTS 40-42, WOODBURY PHASE TWO HAVING A "GEODETIC GRID" BEARING OF SOUTH 00°35'30" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.081 (28).
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 121050001 & EFFECTIVE DATE OF 12/22/2016.
6. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENDEMANN CORPORATION.
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WAS DERIVED BY GPS RTK METHODOLOGY, USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENDEMANN CORPORATION. FIELD DATA WAS CROSS-CHECKED TO POLK COUNTY BENCHMARK "BMD26" BEING A 4x4 CONCRETE MONUMENT IN THE NORTH RIGHT-OF-WAY OF GALLOWAY ROAD APPROXIMATELY 500 FEET WEST OF THE SURVEYED PROPERTY. THE PUBLISHED ELEVATION FOR THIS BENCHMARK IS ELEVATION 197.32, NORTH AMERICAN VERTICAL DATUM OF 1988.
8. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MAKE REFERENCE TO EASEMENTS AND/OR POTENTIAL EASEMENTS THAT ARE NOT SHOWN ON THIS PLAT. THE DECLARATIONS, COVENANTS AND CONDITIONS WILL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.

GALLOWAY ESTATES

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, STATE OF FLORIDA

LEGAL DESCRIPTION

NE 1/4 OF SE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS MAINTAINED RIGHT-OF-WAY AND LESS WOODBURY, AS RECORDED IN PLAT BOOK 84, PAGE 44, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LESS WOODBURY PHASE TWO, AS RECORDED IN PLAT BOOK 87, PAGE 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LESS WOODBURY PHASE TWO ADDITION, AS RECORDED IN PLAT BOOK 91, PAGE 26, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS ADDITIONAL RIGHT-OF-WAY AS RECORDED IN MAP BOOK 20, PAGE 44 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK PAGE
SHEET 1 OF 1

APPROVAL: REVIEWED FOR CONFORMITY

STATE OF FLORIDA,
COUNTY OF POLK
THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS.

RICHARD M. "MIKE" BENTON, PSM
COUNTY SURVEYOR
FLORIDA REGISTRATION No. LS 6447

APPROVAL: COUNTY ENGINEER

STATE OF FLORIDA,
COUNTY OF POLK
THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER.

COUNTY ENGINEER DATE:
APPROVAL: LAND DEVELOPMENT DIVISION

STATE OF FLORIDA,
COUNTY OF POLK
THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION.

LAND DEVELOPMENT DIRECTOR DATE:
COUNTY COMMISSIONERS' CONDITIONAL APPROVAL:

STATE OF FLORIDA,
COUNTY OF POLK
THIS PLAT IS CONDITIONALLY APPROVED THIS _____ DAY OF _____, A.D. 2025 IN AN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA. THIS PLAT WILL NOT RECEIVE FINAL APPROVAL, NOR CAN IT BE RECORDED UNTIL ALL CONDITIONS HAVE BEEN SATISFIED.
BOARD OF COUNTY COMMISSIONERS

BY: CHAIRMAN ATTEST: CLERK

COUNTY COMMISSIONERS' APPROVAL:

STATE OF FLORIDA,
COUNTY OF POLK
THIS PLAT HAS RECEIVED FINAL APPROVAL THIS _____ DAY OF _____, A.D. 2025 BY THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA IN ACCORDANCE WITH THE PROCEDURE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.
BOARD OF COUNTY COMMISSIONERS

BY: CHAIRMAN ATTEST: CLERK

CERTIFICATION:

STATE OF FLORIDA,
COUNTY OF POLK
I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF _____, 2025.

CLERK OF THE CIRCUIT COURT

DEDICATION:

STATE OF FLORIDA,
COUNTY OF POLK
KNOW ALL MEN BY THESE PRESENTS THAT CHUCK WARNOCK AND CARL C. WARNOCK, Jr., EACH AS TO AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON, OWNERS OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "GALLOWAY ESTATES" TO BE MADE AND HEREBY DEDICATES TO THE FUTURE PROPERTY OWNERS OF LOTS 1, 2, 6 AND 7, FOREVER, THE 25.00' INGRESS-EGRESS AND PUBLIC UTILITY EASEMENT SHOWN HEREON FOR THE PURPOSES INDICATED TOGETHER WITH THE MAINTENANCE RESPONSIBILITY FOR ANY FUTURE DRIVEWAYS CONSTRUCTED THEREIN; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER A PERPETUAL EASEMENT OVER, UNDER AND ACROSS THE AFORESAID 25.00' INGRESS-EGRESS AND PUBLIC UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING ANY UTILITIES INSTALLED THEREIN.

WITNESS TO BOTH BY:
PRINTED NAME: CHUCK WARNOCK, OWNER

WITNESS TO BOTH BY:
PRINTED NAME: CARL C. WARNOCK, Jr., OWNER

ACKNOWLEDGMENT:

STATE OF FLORIDA,
COUNTY OF POLK
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL _____ PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY CHUCK WARNOCK, WHO _____ IS PERSONALLY KNOWN TO ME OR _____ HAS PRODUCED _____ AS IDENTIFICATION.

(AFFIX NOTARY SEAL) NOTARY PUBLIC
PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

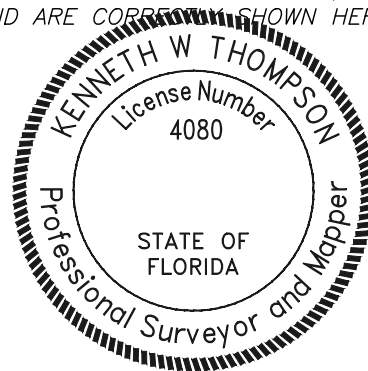
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL _____ PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY CARL C. WARNOCK, Jr., WHO _____ IS PERSONALLY KNOWN TO ME OR _____ HAS PRODUCED _____ AS IDENTIFICATION.

(AFFIX NOTARY SEAL) NOTARY PUBLIC
PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

STATE OF FLORIDA,
COUNTY OF POLK
I HEREBY CERTIFY THAT THIS PLAT OF "GALLOWAY ESTATES" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES. ALL LOT SIZES AND LOT DIMENSIONS ARE CORRECTLY SHOWN HEREON. ALL NECESSARY PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS REQUIRED BY PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET AND ARE CORRECTLY SHOWN HEREON.



KENNETH W. THOMPSON
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4080



6700 South Florida Avenue, Suite 4, Lakeland, Florida 33813
(863) 712-2110 — kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR:
SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 4080

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY KENNETH W. THOMPSON, P.S.M.
AS EVIDENCED BY HIS SIGNATURE AFFIXED HERETO.